

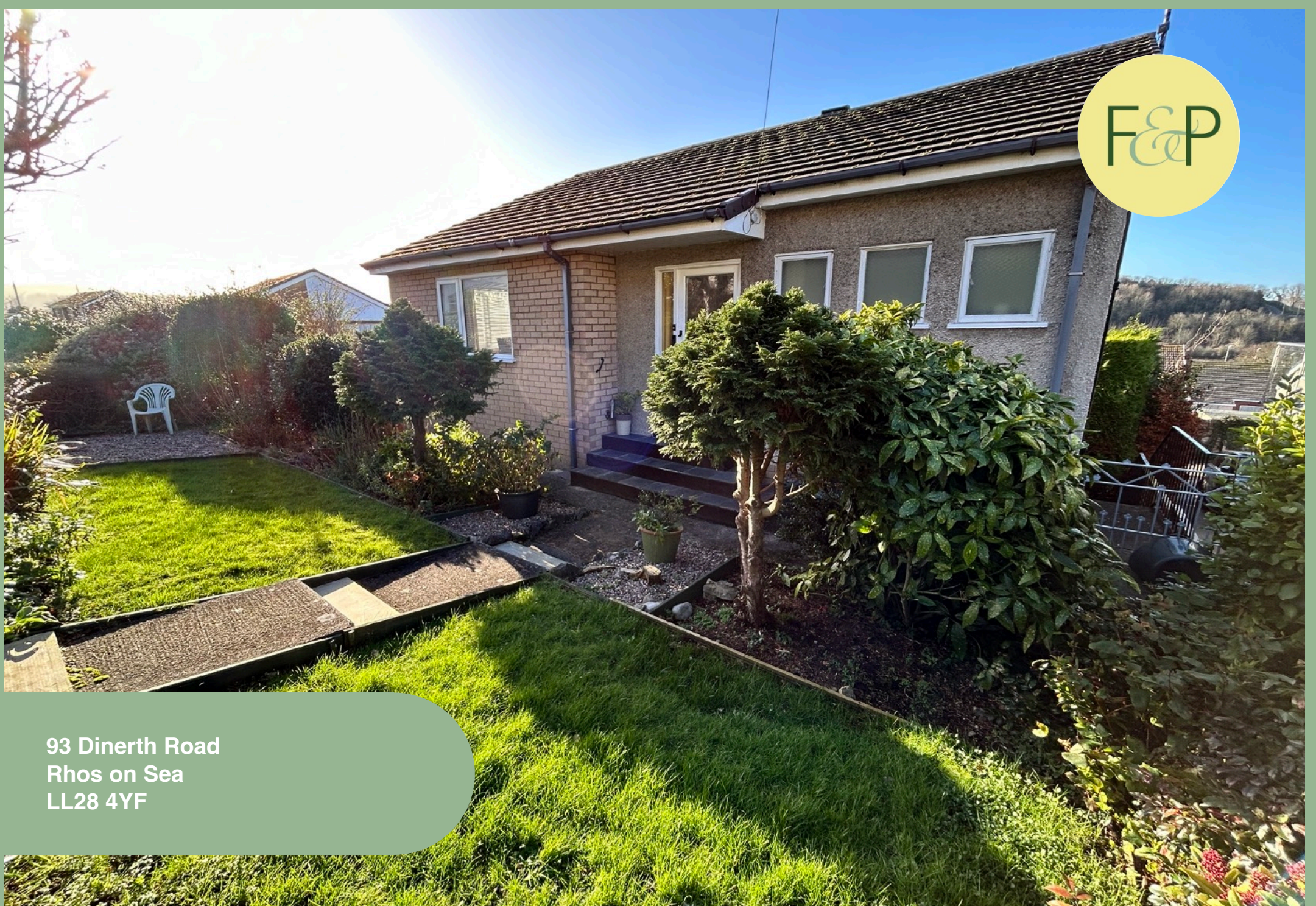
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries.

www.fletcherpoole.com

Fletcher & Poole



93 Dinerth Road
Rhos on Sea
LL28 4YF

Elevated Two Bedroom Detached House Situated On A Corner Plot With Balcony In A Sought after Location

Description

An elevated two bedroom detached house on a corner plot with balcony and far reaching views situated in the sought after location of Rhos on Sea close to local shops and amenities. The property comprises of entrance hallway, light spacious lounge with a balcony and far reaching views, dining room, kitchen, bedroom and bathroom. Stairs lead down to a further bedroom, shower room, utility room with a door out to the rear garden and a further room currently used as a bedroom with storage space, access into the garage.

Parking is to the rear of the property with access via Derwen Avenue. Wrap around gardens mainly laid to lawn with well established plants and shrubs

- ✓ ELEVATED TWO BEDROOM DETACHED HOUSE
- ✓ BALCONY WITH FAR REACHING VIEWS
- ✓ OFF ROAD PARKING
- ✓ CORNER PLOT WITH WRAP AROUND GARDENS
- ✓ SITUATED IN A SOUGHT AFTER LOCATION

Lounge

5.15m x 4.41m (16'11" x 14'6")



Kitchen

3.25m x 2.55m (10'8" x 8'4")



Dining Room

3.74m x 3.33m (12'3" x 10'11")

Balcony

4.98m x 1.42m (16'4" x 4'8")

Bedroom

4.08m x 3.85m (13'5" x 12'8")

Bathroom

2.56m x 1.98m (8'5" x 6'6")

Lower Floor Bedroom

4.11m x 3.92m (13'6" x 12'10")



Shower Room

2.53m x 1.11m (8'4" x 3'8")

W.C.

1.77m x 0.97m (5'10" x 3'2")

Utility Room

4.11m x 1.15m (13'6" x 3'9")

Additional Room

4.06m x 3.83m (13'4" x 9'4")

Storage

5.05m x 2.84m (16'7" x 9'4")

Garage

4.17m x 2.56m (13'8" x 8'5")

Location

The property is located in the popular coastal resort of Rhos on Sea with its wealth of local shops and other facilities. The larger resorts of Llandudno and Colwyn Bay are approximately three miles, and it is conveniently located for easy access to the A55 dual carriageway for Chester and the motorways beyond, also the main rail line Holyhead to Euston.

Directions

From the Rhos On Sea office turn left down Penrhyn Avenue, turn left onto Church Road, proceed to the T junction turn right onto Llandudno Road, second left onto Dinerth Road. where No 93 can be found on the right hand side.

Council Tax Band: "E" (provided on www.voa.gov.uk)

Energy Performance Rating Band F

2 Bedroom
Detached
House

93 Dinerth Road
Rhos on Sea
LL28 4YF

£264,950

Reduced From £289,950
Reference Number:RP3479
2/02/24

Fletcher & Poole,
1A, Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com

